

RENTAL MARKET REPORT

Winnipeg CMA

Canada Mortgage and Housing Corporation

Date Released: December 2006

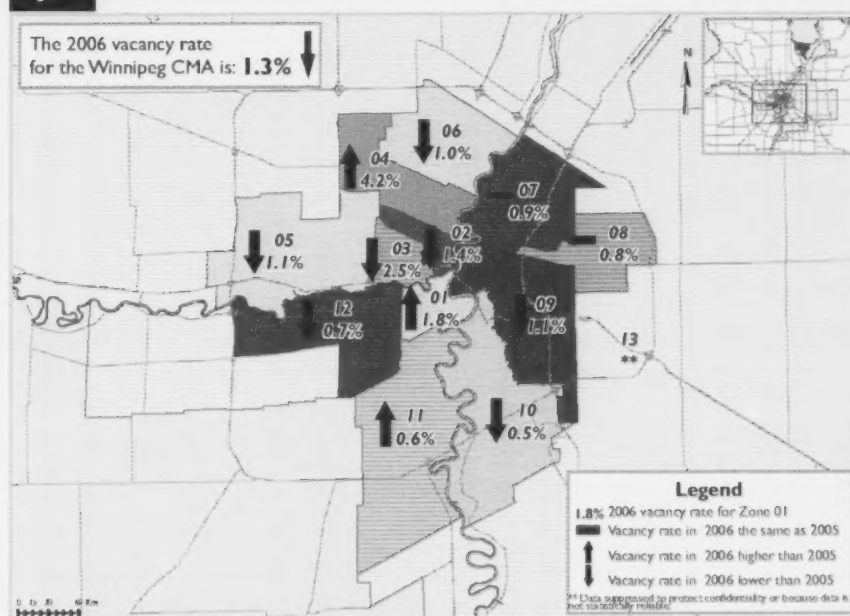
Highlights

- Across the 28 Census Metropolitan Areas (CMAs) in Canada, the vacancy rate for privately initiated apartments declined from 2.7 per cent in October 2005 to 2.6 per cent in October 2006.
- The vacancy rate for privately initiated apartments in the Winnipeg Census Metropolitan Area (CMA) declined from 1.7 per cent in October 2005 to 1.3 per cent in October 2006.
- The average monthly rent for two-bedroom apartments in new and existing structures in the Winnipeg CMA was \$709.

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Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres¹ decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and

Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Calgary and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

(\$1,273), and Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types² other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

Vacancy Rate Falls in 2006

CMHC's October 2006 Rental Market Survey (RMS) found that out of an apartment rental universe of 52,895 units there were 707 units vacant and available for immediate occupancy across the Winnipeg Census Metropolitan Area (CMA). As a result, the apartment vacancy rate across the Winnipeg CMA fell from 1.7 per cent in October 2005 to 1.3 per cent in October 2006.

This represented the fifth time in the last six years that vacancy rate in Winnipeg was below 1.5 per cent.

Demand for rental housing is being underpinned by three key factors. The first factor is the age distribution of the population. The 15 to 24 and 25 to 34 age categories each comprise about 14 per cent of the population of Winnipeg. According to the 2001 census, 87 per cent of the households in Winnipeg headed by someone between the ages of 15 to 24 and 49 per cent of the households headed by someone between the ages of 25 to 34 rent their dwelling. The second factor contributing to rental demand is the arrival of 21,083 immigrants from foreign countries from 2001 to 2005. Research conducted by CMHC and Statistics Canada shows that 50 per cent of the immigrant households across the Prairie Provinces tend to rent their dwelling during their first ten years of residency. The third factor is the continued lack of listings in

Winnipeg's resale market which has made it harder for renter households to make the switch from rental to homeownership.

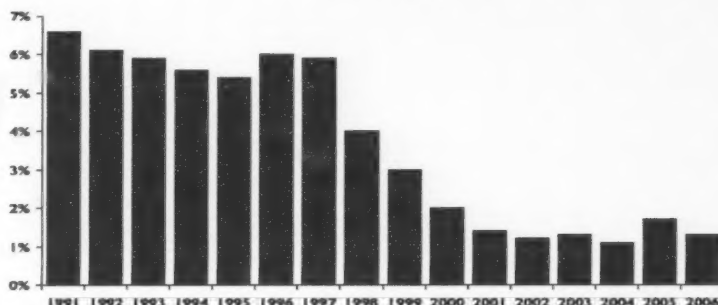
Availability Rate Moving in Tandem with Vacancy Rate

In 2004, CMHC expanded its Rental Market Survey to include a study of availability. A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

The apartment availability rate fell 0.5 percentage points from 2.5 per cent in 2005 to two per cent in 2006. The availability rate is 0.7 percentage points

Figure 1

Winnipeg CMA – Rental Apartment Vacancy Rate Falls In 2006



Source: CMHC Rental Market Survey

² CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

greater than the vacancy rate of 1.3 per cent. At 2.9 per cent, the availability rate in the inner-city was greater than in suburbs where it was 1.4 per cent.

Inner-City and Suburbs Report Lower Vacancy Rate

About 41 per cent of the rental market universe is within the inner-city zones of Fort Rouge, Centennial, Midland and Lord Selkirk. The overall vacancy rate in the inner-city dropped from 2.3 per cent in October 2005 to two per cent in October 2006. Increases in the vacancy rate in Fort Rouge and Lord Selkirk were offset by lower rates in Centennial and Midland. Overall, out of a total universe of 21,840 units in these four zones, 441 were vacant and available for rent.

The October 2006 survey revealed that 267 of the 31,037 rental apartment units in the eight suburban zones were vacant and available for rent for a vacancy rate of 0.9 per cent. By comparison, the vacancy rate for these eight zones in October 2005 was 1.3 per cent. The decline in the vacancy rate can be pinpointed to lower number of vacant units in the St. James, St. Vital and Assiniboine Park zones. Each of these zones saw its vacancy rate dip by at least a percentage point from 2005 to 2006. Amongst all the suburban zones, the vacancy rate ranged from a low of 0.5 per cent in St. Vital to a high of 1.1 per cent in St. James and St. Boniface, respectively. In absolute terms, the number of vacant units ranged from a low of three units in Transcona to a high of 68 units in East Kildonan.

Bachelor suites account for about eight per cent of Winnipeg's rental apartment universe. Of all types of units, bachelor apartments recorded the greatest decline in the vacancy in terms of percentage points, going from 3.1 per cent in October of 2005 to 2.2 per cent this past October. At 1.1 per cent, the vacancy rate for bachelor units in the suburban areas was lower than the 2.7 per cent vacancy rate recorded for the inner city zones. Four of the suburban zones reported a vacancy rate of zero per cent for bachelor units while two others reported a rate below one per cent. One thing to keep in mind is that the suburban zones contain only 30 per cent of the bachelor suites in Winnipeg. The suburban total of 1,212 bachelor units is exceeded by 1,232 bachelor unit count in each of the inner city zones of Centennial and Midland. Both of these zones along with Fort Rouge saw a decline in their bachelor vacancy rate from 2005 to 2006. Nevertheless, the vacancy rate for bachelor units in the inner city was higher than the suburbs because these units are generally smaller and older and are more likely to be vacated when a tenant's economic situation improves and other larger units become available.

One and two-bedroom suits comprise 52 and 38 per cent, respectively of Winnipeg CMA's rental apartment universe. Across the CMA, the vacancy rate for one-bedroom apartments fell from 1.8 per cent in October 2005 to 1.4 per cent in October 2006. As was the case for bachelor units, at two per cent the vacancy rate for one-bedroom units in the inner city was higher than the 0.9 per cent vacancy rate reported in the suburbs. However, unlike bachelor units, the distribution of the one-bedroom suite universe is

not skewed unevenly toward the inner city. About 45 per cent of the one-bedroom suites are located in the inner city zones and 55 per cent are situated in the suburbs. The main point of distinction is that no suburban zone reported a vacancy rate of greater than 1.5 per cent for one-bedroom units compared to three zones in the inner city, Fort Rouge, Midland, and Lord Selkirk, which had a vacancy rate above 1.5 per cent for one-bedroom units.

It is important to mention that caution must be exercised when examining vacancy rates at the zone level. If the universe size by zone is a low number, small number of vacancies can translate into a larger vacancy rate than compared to zones which contain a larger universe. Therefore, to put the full picture in context of the state of the rental market in a zone, it is equally critical at times to look at absolute number of vacancies along with the vacancy rate. For example, CMHC's rental market survey revealed 45 and 38 vacant one-bedroom units for the Centennial and Lord Selkirk zones, respectively. However, at 1.2 per cent the vacancy rate for such suites in Centennial was much lower than the 4.3 per cent rate reported in Lord Selkirk because Centennial has over four times as many one-bedroom suites than Lord Selkirk.

Three-bedroom units represent only two per cent of the total apartment universe. Out of a total three-bedroom apartment universe of 1,106 units in October 2006, there were only eight vacancies, representing a vacancy rate of 0.7 per cent.

By structure size, apartment structures with more than 100 units reported the lowest vacancy rate at

0.7 per cent. Meanwhile, structures with 3 to 5 units reported the highest vacancy rate at 3.5 per cent. The vacancy rate was also higher for units priced less than \$499 per month than those above this price range. The vacancy rate was also higher for older buildings, with buildings built prior to 1940 recording an overall vacancy rate of 3.2 per cent.

Rents Continue to Increase

The average monthly rent for two-bedroom apartments in new and existing structures in the Winnipeg CMA was \$709.

This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Winnipeg CMA, the average rent for a two-bedroom apartment in existing structures increased by 3.4 per cent in October 2006 compared to a year ago. This was above the rent control guideline of 2.5 per cent in effect for 2006. Older buildings are more likely to have higher utility costs and are more susceptible to increases in energy prices. This would prompt landlords to apply to the Residential Tenancies Branch for rent increases higher than the allowable guideline.

Vacancy Rate Increases in Row Rentals

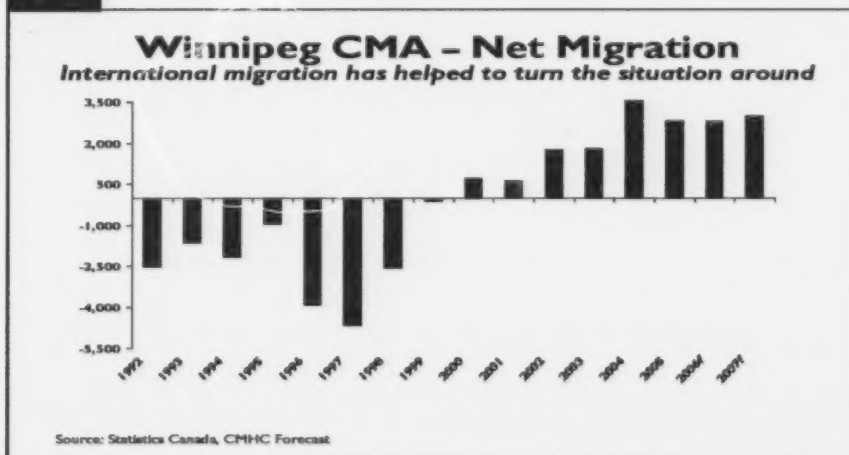
The vacancy rate in Winnipeg's privately initiated row structures increased from 1.2 per cent in October 2005 to 1.9 per cent in October 2006. In terms of absolute units however this did not represent a major change. The 2005 survey reported that 15 out of 1,299 row units were vacant. In 2006, 24 units out of a total of 1,262 were vacant. There was a greater gap between the vacancy rate and the availability rate in this year's survey. In 2005, 4.4 per cent of the units were available for rent. In 2006, the availability rate was 2.2 per cent. The average rent for a two-bedroom row unit was \$665 in October 2006.

Rental Market Outlook

Vacancy Rate to Rise in 2007

The apartment vacancy rate in the Winnipeg rental market is forecast to increase from 1.3 per cent in 2006 to 2.1 per cent in 2007. On the demand side, demand for rental apartments across the Census Metropolitan areas will remain vigorous due to continued arrival of immigrants from other countries and the fact that 28 per cent of Winnipeg's population is between the ages of 15 to 34. Households headed between individuals aged 15 to 34 have a high propensity to rent. The vacancy rate will increase due to an increase in the supply of units available for rent. Since the beginning of this year, 619 units slated for rental tenure have been started in Winnipeg. With construction on most of these units is expected to be completed during the summer of 2007 and the fact it takes some time to fully rent out a

Figure 2



newly constructed building, a portion of these suites may not be rented when CMHC's rental market survey is conducted in October 2007.

Rents to Rise Due to Higher Costs and New Additions

Each year the Residential Tenancies Branch sets a rent increase guideline which applies to the majority of Winnipeg's rental stock. In 2007, beginning January 1, the new guideline will be 2.5 per cent increase per year.

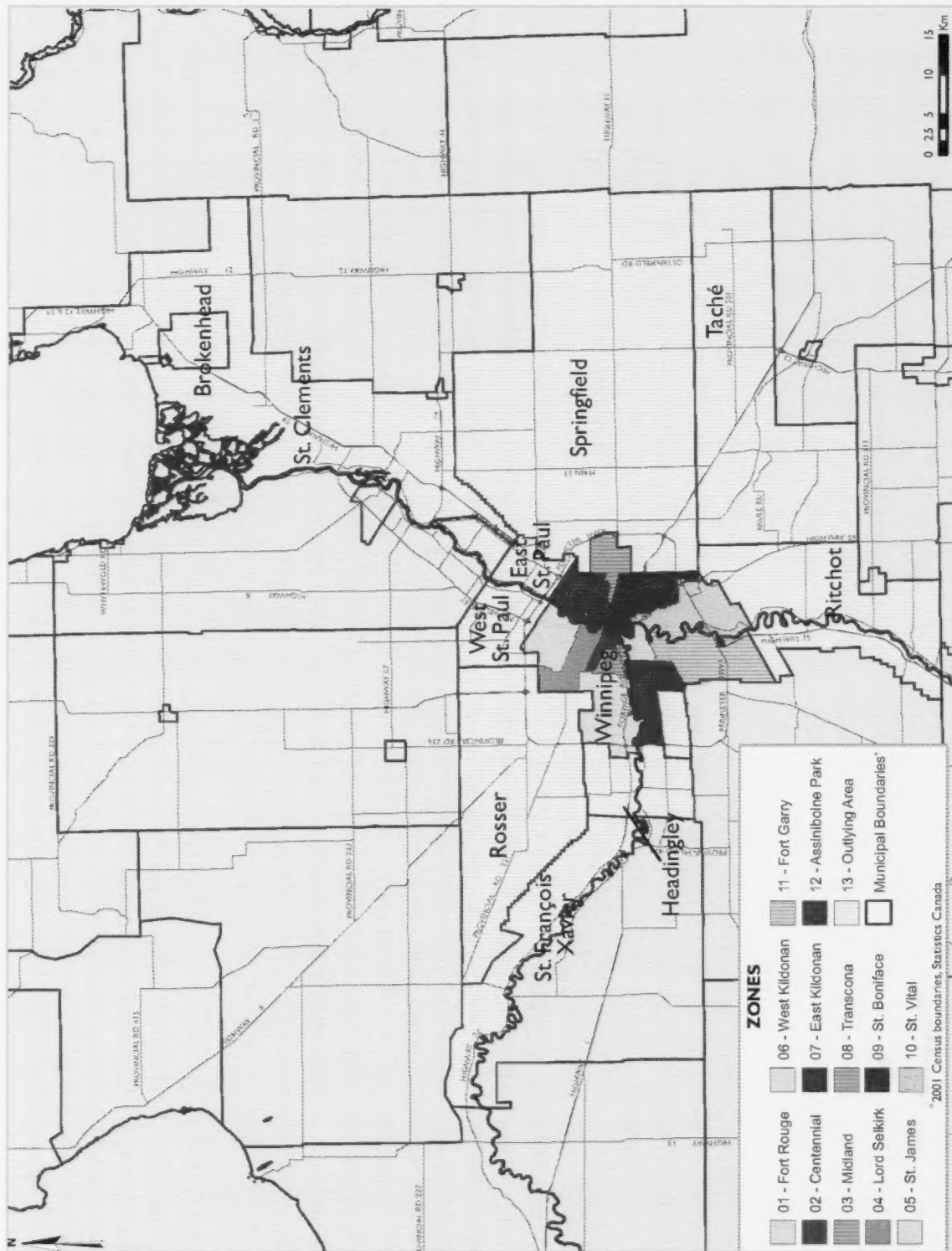
With the operating and maintenance costs on the rise, the Residential Tenancies Branch will continue to receive applications from landlords to increase rents at a rate above the guideline to cover these higher costs. It is therefore expected that rents will increase at a rate slightly greater than the 2.5 per cent guideline.

Rental Market Survey – now also done in the spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall.

The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents.

This will give users access to more timely information on market trends.



RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	Fort Rouge - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	Centennial - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	Midland - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	Lord Selkirk - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
Zone 1-4	Core Area
Zone 5	St. James - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	West Kildonan - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	East Kildonan - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	Transcona - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	St. Boniface - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	St. Vital - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	Fort Garry - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	Assiniboine Park - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	Suburban Areas
Zone 13	Outlying Areas
Zones 1-13	Winnipeg CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	
Zone 1 - Fort Rouge	2.9 a	0.8 a	1.4 a	1.9 a	1.0 a	1.6 b	2.7 c	3.2 d	1.4 a	1.8 a	a
Zone 2 - Centennial	3.0 a	2.4 b	2.4 a	1.2 a	2.6 a	1.1 a	**	0.0 d	2.6 a	1.4 a	a
Zone 3 - Midland	4.4 b	3.3 b	2.6 a	2.5 a	2.5 b	1.9 c	0.0 d	0.0 d	2.9 a	2.5 a	a
Zone 4 - Lord Selkirk	2.9 c	**	3.6 b	4.3 c	4.0 b	3.9 c	**	0.0 d	3.7 b	4.2 c	c
Core Area (Zones 1-4)	3.5 b	2.7 a	2.2 a	2.0 a	2.0 a	1.7 a	2.5 c	**	2.3 a	2.0 a	a
Zone 5 - St. James	2.2 a	2.3 a	2.8 a	1.3 a	1.5 a	0.8 a	0.0 a	0.0 c	2.1 a	1.1 a	a
Zone 6 - West Kildonan	0.0 a	**	1.7 a	1.1 a	1.3 a	0.9 a	0.0 a	0.8 a	1.4 a	1.0 a	a
Zone 7 - East Kildonan	2.8 b	0.7 a	1.0 a	0.7 a	0.6 a	1.2 a	0.0 a	0.4 a	0.9 a	0.9 a	a
Zone 8 - Transcona	0.0 a	0.0 a	1.2 a	0.6 a	0.5 a	1.0 a	**	**	0.8 a	0.8 a	a
Zone 9 - St. Boniface	**	0.0 c	1.3 a	1.4 a	0.7 a	0.8 a	5.3 d	0.0 c	1.2 a	1.1 a	a
Zone 10 - St. Vital	0.9 a	0.9 a	1.1 a	0.4 a	2.7 a	0.5 a	1.3 a	1.1 a	1.8 a	0.5 a	a
Zone 11 - Fort Garry	1.1 a	0.0 a	0.3 a	0.7 a	0.3 a	0.6 a	1.5 a	0.0 a	0.3 a	0.6 a	a
Zone 12 - Assiniboine Park	0.0 a	0.0 a	2.4 a	1.0 a	1.3 a	0.4 a	0.0 a	0.0 a	1.7 a	0.7 a	a
Suburban Areas (Zones 5-12)	2.0 a	1.1 a	1.4 a	0.9 a	1.1 a	0.8 a	0.7 a	0.4 a	1.3 a	0.9 a	a
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**	
Winnipeg CMA	3.1 a	2.2 a	1.8 a	1.4 a	1.4 a	1.1 a	1.1 a	0.7 a	1.7 a	1.3 a	a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Fort Rouge	407 a	438 a	562 a	575 a	750 a	795 a	886 a	950 b	628 a	656 a
Zone 2 - Centennial	412 a	418 a	521 a	541 a	699 a	703 a	666 c	776 c	547 a	561 a
Zone 3 - Midland	380 a	400 a	447 a	466 a	553 a	563 a	**	**	455 a	472 a
Zone 4 - Lord Selkirk	315 a	325 a	402 a	407 a	482 a	476 a	582 c	545 b	424 a	428 a
Core Area (Zones 1-4)	395 a	410 a	508 a	525 a	680 a	702 a	791 b	868 b	546 a	565 a
Zone 5 - St. James	451 a	472 a	606 a	616 a	737 a	768 a	908 a	974 b	661 a	678 a
Zone 6 - West Kildonan	398 a	412 a	595 a	609 a	684 a	711 a	745 a	774 a	641 a	662 a
Zone 7 - East Kildonan	364 a	377 a	522 a	534 a	629 a	640 a	737 a	769 a	563 a	574 a
Zone 8 - Transcona	338 a	344 a	502 a	508 a	562 a	593 a	**	**	537 a	557 a
Zone 9 - St. Boniface	396 a	397 a	532 a	555 a	641 a	679 a	734 b	718 b	570 a	596 a
Zone 10 - St. Vital	466 a	479 a	574 a	594 a	681 a	709 a	824 a	830 a	622 a	644 a
Zone 11 - Fort Garry	510 a	512 a	579 a	615 a	713 a	751 a	854 a	901 a	659 a	693 a
Zone 12 - Assiniboine Park	485 a	504 a	600 a	637 a	719 a	772 a	825 a	846 a	664 a	700 a
Suburban Areas (Zones 5-12)	429 a	442 a	562 a	580 a	684 a	712 a	796 a	830 a	617 a	637 a
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Winnipeg CMA	405 a	420 a	539 a	557 a	683 a	709 a	795 a	839 a	589 a	608 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

**1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006
by Zone and Bedroom Type
Winnipeg CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Fort Rouge	3 a	397	85 a	4,423	49 b	2,998	5 d	161	142 a	7,979
Zone 2 - Centennial	30 b	1,232	45 a	3,780	19 a	1,720	0 d	54	94 a	6,786
Zone 3 - Midland	41 b	1,232	78 a	3,202	21 c	1,107	0 d	25	141 a	5,566
Zone 4 - Lord Selkirk	**	90	38 c	868	21 c	528	0 d	23	63 c	1,509
Core Area (Zones 1-4)	79 a	2,951	247 a	12,273	110 a	6,353	**	264	441 a	21,840
Zone 5 - St. James	10 a	450	34 a	2,649	21 a	2,712	0 c	147	65 a	5,958
Zone 6 - West Kildonan	**	41	17 a	1,619	15 a	1,708	1 a	120	33 a	3,489
Zone 7 - East Kildonan	2 a	274	32 a	4,420	33 a	2,744	1 a	254	68 a	7,693
Zone 8 - Transcona	0 a	8	1 a	171	2 a	204	**	**	3 a	397
Zone 9 - St. Boniface	0 c	194	31 a	2,147	11 a	1,427	0 c	50	42 a	3,818
Zone 10 - St. Vital	1 a	114	8 a	1,835	8 a	1,515	1 a	89	18 a	3,553
Zone 11 - Fort Garry	0 a	91	12 a	1,828	15 a	2,523	0 a	131	27 a	4,573
Zone 12 - Assiniboine Park	0 a	39	7 a	704	3 a	775	0 a	38	10 a	1,556
Suburban Areas (Zones 5-12)	13 a	1,212	141 a	15,374	109 a	13,608	3 a	843	267 a	31,037
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Winnipeg CMA	92 a	4,163	388 a	27,658	219 a	19,967	8 a	1,106	707 a	52,895

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** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Fort Rouge	3.3 b	0.8 a	2.6 a	2.9 a	2.0 a	2.5 a	4.8 c	5.1 d	2.4 a	2.7 a
Zone 2 - Centennial	3.9 b	3.0 b	3.1 b	1.4 a	3.8 a	1.9 a	**	0.0 d	3.4 a	1.8 a
Zone 3 - Midland	5.2 b	4.4 b	3.4 b	3.4 b	3.3 c	3.7 c	0.0 d	**	3.7 b	3.7 b
Zone 4 - Lord Selkirk	3.7 d	**	5.1 b	5.4 b	5.2 b	6.7 c	**	0.0 d	5.1 b	5.8 b
Core Area (Zones 1-4)	4.3 a	3.4 b	3.2 a	2.8 a	3.0 a	2.9 a	4.0 c	4.1 d	3.3 a	2.9 a
Zone 5 - St. James	3.0 a	3.0 a	3.8 a	1.9 a	2.2 a	1.1 a	0.0 a	0.0 c	2.9 a	1.5 a
Zone 6 - West Kildonan	0.0 a	**	3.0 a	1.8 a	2.3 a	1.2 a	1.7 a	0.8 a	2.6 a	1.5 a
Zone 7 - East Kildonan	3.6 b	2.3 a	1.8 a	1.3 a	1.4 a	2.1 a	1.0 a	0.4 a	1.7 a	1.6 a
Zone 8 - Transcona	0.0 a	0.0 a	2.9 a	1.2 a	1.0 a	1.0 a	**	**	1.8 a	1.0 a
Zone 9 - St. Boniface	**	0.0 c	1.7 a	1.9 a	1.1 a	1.8 b	5.3 d	0.0 c	1.6 a	1.8 a
Zone 10 - St. Vital	1.8 a	0.9 a	2.2 a	0.8 a	3.3 a	1.1 a	2.6 a	1.1 a	2.7 a	0.9 a
Zone 11 - Fort Garry	2.2 a	0.0 a	0.9 a	0.9 a	1.2 a	1.0 a	2.3 a	0.0 a	1.1 a	0.9 a
Zone 12 - Assiniboine Park	5.3 a	0.0 a	2.8 a	1.3 a	1.5 a	0.4 a	0.0 a	2.9 a	2.1 a	0.9 a
Suburban Areas (Zones 5-12)	2.9 a	1.7 a	2.2 a	1.4 a	1.8 a	1.3 a	1.5 a	0.5 a	2.0 a	1.4 a
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Winnipeg CMA	3.9 a	2.9 a	2.6 a	2.0 a	2.2 a	1.8 a	2.1 a	1.3 a	2.5 a	2.0 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Winnipeg CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Winnipeg CMA										
Pre 1940	5.8 b	4.3 b	3.6 b	3.7 b	3.4 b	1.8 b	3.6 d	**	3.9 a	3.2 b
1940 - 1959	2.8 b	1.3 a	2.4 a	1.4 a	2.1 a	1.5 a	0.0 c	0.0 c	2.4 a	1.4 a
1960 - 1974	1.6 a	1.4 a	1.1 a	0.8 a	0.7 a	0.8 a	1.2 a	0.5 a	1.0 a	0.8 a
1975 - 1989	1.0 a	0.5 a	1.6 a	1.4 a	0.8 a	1.0 a	0.0 a	0.2 a	1.1 a	1.2 a
1990+	**	**	1.7 b	1.9 b	6.8 b	2.6 a	n/u	**	5.5 b	2.3 a
Total	3.1 a	2.2 a	1.8 a	1.4 a	1.4 a	1.1 a	1.1 a	0.7 a	1.7 a	1.3 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details



**1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Winnipeg CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Winnipeg CMA										
Pre 1940	356 a	374 a	427 a	442 a	560 a	588 a	697 b	804 b	461 a	482 a
1940 - 1959	379 a	388 a	467 a	491 a	575 a	607 a	798 b	742 a	482 a	509 a
1960 - 1974	435 a	446 a	556 a	571 a	677 a	700 a	857 a	875 a	598 a	614 a
1975 - 1989	507 a	532 a	617 a	636 a	740 a	773 a	786 a	837 a	682 a	706 a
1990+	**	**	693 b	731 b	859 a	905 a	n/u	**	811 a	849 a
Total	405 a	420 a	539 a	557 a	683 a	709 a	795 a	839 a	589 a	608 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Winnipeg CMA										
3 to 5 Units	**	**	3.4 c	3.1 d	4.6 c	4.3 d	**	0.0 c	3.8 c	3.5 d
6 to 19 Units	4.0 d	3.8 d	2.2 b	2.2 b	2.0 a	1.9 b	**	0.0 c	2.3 a	2.2 a
20 to 49 Units	3.1 a	2.8 a	2.0 a	1.9 a	1.6 a	1.1 a	2.0 a	2.7 a	2.0 a	1.7 a
50 to 99 Units	6.5 a	1.9 a	1.8 a	0.9 a	1.4 a	0.9 a	1.3 a	0.0 a	1.8 a	1.0 a
100+ Units	1.2 a	0.3 a	1.2 a	0.7 a	0.7 a	0.7 a	0.0 a	0.2 a	1.0 a	0.7 a
Total	3.1 a	2.2 a	1.8 a	1.4 a	1.4 a	1.1 a	1.1 a	0.7 a	1.7 a	1.3 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details



1.3.2 Private Apartment Average Rents (\$)
by Structure Size and Bedroom Type
Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Winnipeg CMA										
3 to 5 Units	334 b	336 b	415 a	414 a	543 a	533 a	676 b	691 c	465 a	469 a
6 to 19 Units	362 a	374 a	446 a	471 a	556 a	586 a	617 b	692 b	476 a	503 a
20 to 49 Units	379 a	392 a	500 a	518 a	628 a	658 a	789 a	827 a	539 a	559 a
50 to 99 Units	387 a	418 a	572 a	588 a	719 a	731 a	844 a	813 a	637 a	646 a
100+ Units	482 a	488 a	606 a	621 a	756 a	795 a	852 a	903 a	662 a	683 a
Total	405 a	420 a	539 a	557 a	683 a	709 a	795 a	839 a	589 a	608 a

The following letter codes are used to indicate the reliability of the estimates (*cv* = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Winnipeg CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Winnipeg CMA										
LT \$400	4.6 b	2.3 a	3.7 b	3.1 b	2.1 c	2.6 c	n/s	n/s	4.0 a	2.8 a
\$400 - \$499	2.3 a	2.7 b	2.3 a	1.8 a	3.8 b	2.6 a	**	0.0 a	2.5 a	2.1 a
\$500 - \$599	1.7 b	2.4 b	0.8 a	0.8 a	1.2 a	1.3 a	0.0 a	0.0 a	1.0 a	1.0 a
\$600 - \$699	1.7 c	0.4 a	1.7 a	1.3 a	1.0 a	0.6 a	0.4 a	0.0 a	1.4 a	0.9 a
\$700 - \$799	n/s	n/s	3.2 b	1.4 a	1.0 a	1.3 a	1.1 a	0.3 b	1.5 a	1.3 a
\$800+	n/s	0.0 a	2.5 b	3.7 c	2.1 b	1.4 a	1.3 a	1.3 a	2.1 b	1.6 a
Total	3.1 a	2.2 a	1.8 a	1.4 a	1.4 a	1.1 a	1.1 a	0.7 a	1.7 a	1.3 a

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2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Fort Rouge	n/u	n/u	**	**	7.1 a	**	**	n/u	5.6 a	**
Zone 2 - Centennial	n/u	n/u	**	**	**	**	1.6 a	1.6 a	1.3 a	0.7 a
Zone 3 - Midland	n/u	n/s	**	**	2.5 a	2.7 a	**	**	1.8 a	3.9 d
Zone 4 - Lord Selkirk	**	**	**	**	2.7 a	**	2.3 a	1.5 a	2.2 a	1.7 a
Core Area (Zones 1-4)	**	**	0.0 a	**	2.3 a	0.6 a	1.9 a	2.0 a	2.0 a	1.6 b
Zone 5 - St. James	n/u	n/u	n/u	n/u	0.0 a	0.0 a	0.0 a	2.3 a	0.0 a	1.4 a
Zone 6 - West Kildonan	n/u	n/u	**	n/u	**	**	**	**	**	**
Zone 7 - East Kildonan	**	**	**	**	2.5 a	7.5 a	0.7 a	0.7 a	0.8 a	1.7 a
Zone 8 - Transcona	n/u	n/u	**	**	**	**	**	**	0.0 a	0.0 a
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	0.0 a	3.3 a	0.5 a	**	0.4 a	2.1 c
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	**	**	0.0 a	1.6 a	1.5 a	1.5 a
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	**	**	0.0 a	1.9 a	0.0 a	1.8 a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	0.0 a	**	2.0 a	4.7 a	0.6 a	1.6 c	0.8 a	2.1 b
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	**	n/s	n/u	n/s	**
Winnipeg CMA	0.0 a	1.6 c	0.0 a	**	2.2 a	2.6 a	0.9 a	1.7 c	1.2 a	1.9 b

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2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Fort Rouge	n/u	n/u	**	**	697 a	**	**	n/u	730 a	**
Zone 2 - Centennial	n/u	n/u	**	**	**	**	746 a	773 b	712 a	758 a
Zone 3 - Midland	n/u	n/s	**	**	500 a	503 b	**	**	472 a	472 b
Zone 4 - Lord Selkirk	**	**	**	**	652 a	**	747 a	769 a	702 a	743 a
Core Area (Zones 1-4)	**	**	459 a	452 b	645 a	709 a	727 a	748 a	678 a	716 a
Zone 5 - St. James	n/u	n/u	n/u	n/u	573 a	594 a	668 a	686 a	629 a	648 a
Zone 6 - West Kildonan	n/u	n/u	**	n/u	**	**	**	**	**	**
Zone 7 - East Kildonan	**	**	**	**	568 b	599 a	689 a	721 a	598 a	622 a
Zone 8 - Transcona	n/u	n/u	**	**	**	**	**	**	545 a	**
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	642 a	645 a	766 a	**	751 a	749 b
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	**	**	773 a	784 a	767 a	776 a
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	**	**	816 a	846 a	812 a	842 a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	434 a	**	587 a	623 a	756 a	777 a	695 a	718 a
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	**	n/s	n/u	n/s	**
Winnipeg CMA	366 a	374 a	442 a	498 b	618 a	665 a	749 a	769 a	690 a	717 a

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d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Fort Rouge	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Zone 2 - Centennial	n/u	n/u	**	**	**	**	1 a	63	1 a	150
Zone 3 - Midland	n/s	n/s	**	**	1 a	40	**	**	2 d	55
Zone 4 - Lord Selkirk	**	**	**	**	**	**	2 a	133	3 a	178
Core Area (Zones 1-4)	**	**	**	12	1 a	169	4 a	209	6 b	396
Zone 5 - St. James	n/u	n/u	n/u	n/u	0 a	29	1 a	43	1 a	72
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7 - East Kildonan	**	**	**	**	3 a	40	1 a	147	4 a	235
Zone 8 - Transcona	n/u	n/u	**	**	**	**	**	**	0 a	30
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	2 a	51	**	**	5 c	240
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	**	**	1 a	62	1 a	65
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	**	**	3 a	162	3 a	168
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	8 a	162	10 c	635	18 b	862
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Winnipeg CMA	1 c	61	**	22	9 a	335	15 c	844	24 b	1,262

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Fort Rouge	n/u	n/u	**	**	7.1 a	**	**	n/u	5.6 a	**
Zone 2 - Centennial	n/u	n/u	**	**	**	**	1.6 a	1.6 a	2.0 a	0.7 a
Zone 3 - Midland	n/u	n/s	**	**	5.0 a	2.7 a	**	**	3.6 a	3.9 d
Zone 4 - Lord Selkirk	**	**	**	**	2.7 a	**	5.3 a	1.5 a	4.4 a	1.7 a
Core Area (Zones 1-4)	**	**	0.0 a	**	3.4 a	0.6 a	3.8 a	2.0 a	3.5 a	1.6 b
Zone 5 - St. James	n/u	n/u	n/u	n/u	0.0 a	0.0 a	0.0 a	2.3 a	0.0 a	1.4 a
Zone 6 - West Kildonan	n/u	n/u	**	n/u	**	**	**	**	**	**
Zone 7 - East Kildonan	**	**	**	**	2.5 a	7.5 a	1.3 a	2.0 a	1.3 a	2.6 a
Zone 8 - Transcona	n/u	n/u	**	**	**	**	**	**	3.3 a	0.0 a
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	0.0 a	3.3 a	10.8 a	**	9.6 a	2.1 c
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	**	**	1.6 a	3.2 a	3.1 a	3.1 a
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	**	**	6.2 a	1.9 a	6.0 a	1.8 a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	0.0 a	**	2.7 a	4.7 a	5.7 a	2.1 b	4.8 a	2.5 b
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	**	n/s	n/u	n/s	**
Winnipeg CMA	1.8 a	1.6 c	0.0 a	**	3.1 a	2.6 a	5.3 a	2.1 b	4.4 a	2.2 b

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Canada Mortgage and Housing Corporation

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report - Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e., Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e., one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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